Barbera Group
Via Panama, 22 - 00198 Roma
Phone number (+39) 06 8411681

Villa for Sale in Roma Camilluccia

€ 2.950.000

Ref. CBI100-551-290840



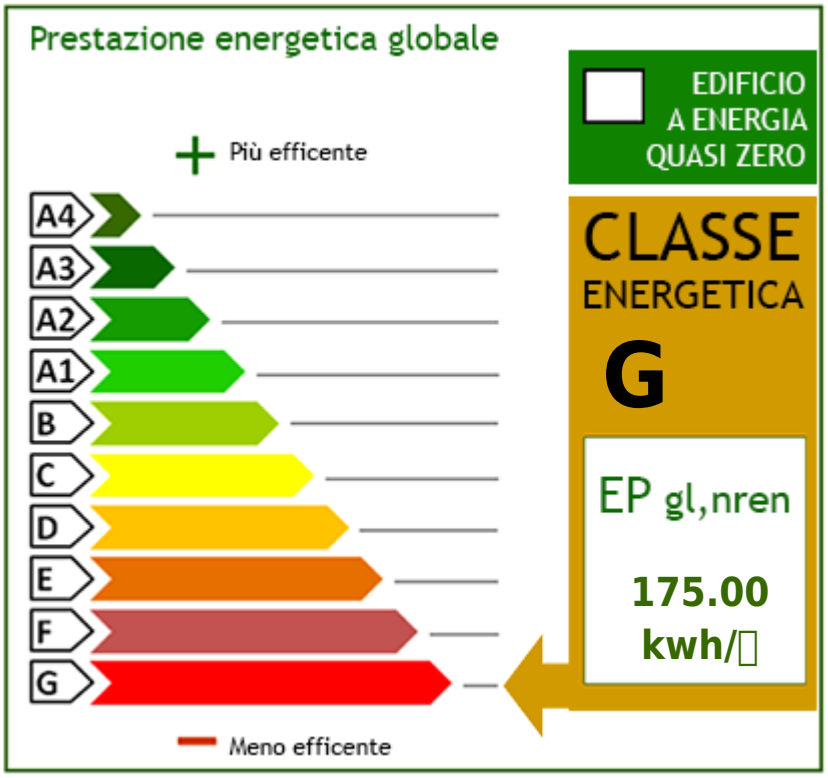
400 sq.m | Bathrooms: 5 | Bedrooms: 7 | Rooms: 12

Via Della Camilluccia.
In the most elegant part of Via della Camilluccia, in a small exclusive complex made up of eight residential units, with a pedestrian entrance also from Via della Farnesina, a stone's throw from international schools and Embassies, we offer for sale a 400 m2 villa. interior surrounded by a large garden of 1,100 m2.
The complex, equipped with a swimming pool for the exclusive use of the 7 condominiums, was built in the 70s based on a project by the architect. Busiri Vici, known for its modern but at the same time elegant creations, as well as for the ability to guarantee privacy in internal and external spaces.
The villa is divided into three levels connected by a comfortable internal staircase.
On the ground floor, of approximately 165 m2, there is the entrance, a triple living room with fireplace, overlooking the garden through four large windows, a large eat-in kitchen, a veranda and a guest bathroom with dressing room.
The upper floor of 105 m2. it is instead composed of a large master bedroom with internal bathroom and 30 m2 terrace, two other bedrooms, a second bathroom and a small balcony.
The lower floor of 130 m2, only partially basement, enjoys its autonomy thanks to a large French window which leads directly from the garden to the large living room and a direct entrance to the garage.
Furthermore, the floor houses two bedrooms both with en suite bathrooms, a second kitchen and a laundry room.
A large garage of 35 m2. for two cars accessible from a private ramp and directly connected to the house, furthermore other parking

spaces are available on the private driveway of the complex.
The garden of approximately 1,100 m2. surrounds the villa and via a driveway of a few meters leads directly to the swimming pool.
It is possible to request a house plan to expand the covered area.
The property is partially renovated.

Property Informations

Address: Via Riccardo Zandonai	**Zip Code**: 135
Bedrooms: 7	**Bathrooms**: 5
Rooms: 12	**Internal condition**: Excellent
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: Ground Floor
Total floors: 3	**Parking space**: Uncovered
Date of construction: 1970	**Current Status**: Available after the deed of sale
Condominium costs: € 300	**Balconies**: Present
Terrace: Present, 30 sq.m	**Garden**: Private, 1.100 sq.m
Kitchen: Eat-in kitchen	**Garage**: for two cars



















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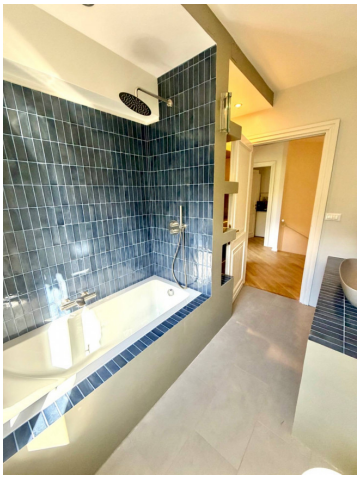










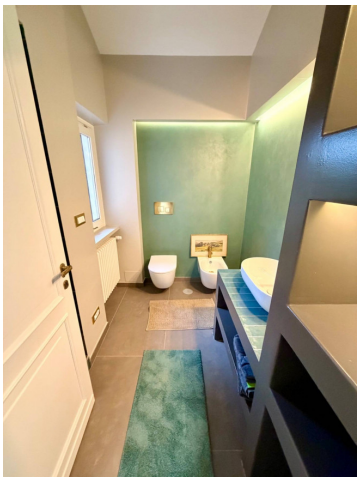






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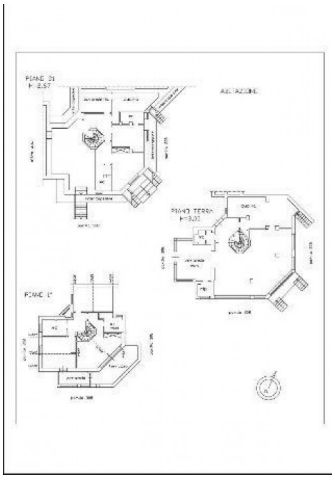












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